053.0	0001	0004.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,117,000 / 1,117,000
					USE VALUE:	1,117,000 / 1,117,000
					ASSESSED:	1,117,000 / 1,117,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SCHOULER CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAIOLA LOUIS R ETAL TRS
Owner 2:	FAIOLA REALTY TRUST
Owner 3:	
Street 1:	901 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,499 Sq. Ft. of land mainly classified as Factory with a Industrial Building built about 1940, having primarily Stucco Exterior and 10580 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
400	8499.000	294,500		822,500	1,117,000
Total Card	0.195	294,500		822,500	1,117,000
Total Parcel	0.195	294,500		822,500	1,117,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 105.58 | /Parcel: 105.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	36017
GIS Ref	
GIS Ref	
Insp Date	07/23/20

!4365!

PREVIOUS ASSESSMENT

Parcel ID: 053.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	400	FV	286,700	0	8,499.	808,200	1,094,900	1,094,900	Year End Roll	12/18/2019
2019	400	FV	258,700	0	8,499.	760,700	1,019,400	1,019,400	Year End Roll	1/3/2019
2018	400	FV	251,700	0	8,499.	665,600	917,300	917,300	Year End Roll	12/20/2017
2017	400	FV	251,700	0	8,499.	523,000	774,700	774,700	Year End Roll	1/3/2017
2016	400	FV	251,700	0	8,499.	523,000	774,700	774,700	Year End	1/4/2016
2015	400	FV	218,300	0	8,499.	475,400	693,700	693,700	Year End Roll	12/11/2014
2014	400	FV	218,300	0	8,499.	475,400	693,700	693,700	Year End Roll	12/16/2013
2013	400	FV	218,300	0	8,499.	475,400	693,700	693,700		12/13/2012

PRINT

Date	Time
12/10/20	19:23:30

LAST REV

Date	Time
07/27/20	15:15:31
danam	
4365	

USER DEFINED

Prior Id # 1:	36017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10903-317		8/17/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1642	Heat App	30,000	C				
9/19/2019	1468	Renovate	57,860					
1/18/2019	67	Inter-De	8,500	C				
12/12/2017	1635	Heat App	19,500	C				
9/28/2017	1272	Renovate	468,000	O				
9/26/2017	1257	Renovate	20,000	C				
7/20/2017	913	Renovate	150,000	O				
12/15/1998	6	Alterati	10,000					REMODEL BLDG
5/16/1995	257		16,000					OPENING IN WALLS

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
10/1/2018	Meas/Inspect	PH	Patrick H
3/11/2009	Meas/Inspect	197	PATRIOT
4/24/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		8499		Sq. Ft.	Site		0	43.25	2.24	CG									822,497						822,500	

Total AC/HA: 0.19511 | Total SF/SM: 8499 | Parcel LUC: 400 | Factory | Prime NB Desc: COMM GD | Total: 822,497 | Spl Credit | Total: 822,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	34 - Industrial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.87080896
Adj $ / SQ:	48.069
Other Features:	28070
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490831
Depreciation:	196332
Depreciated Total:	294498

COMMENTS

ATTACHED TO 53-1-6A; ; BMT BEING USED..
VACANT. UPBEAT CYCLING.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 2		

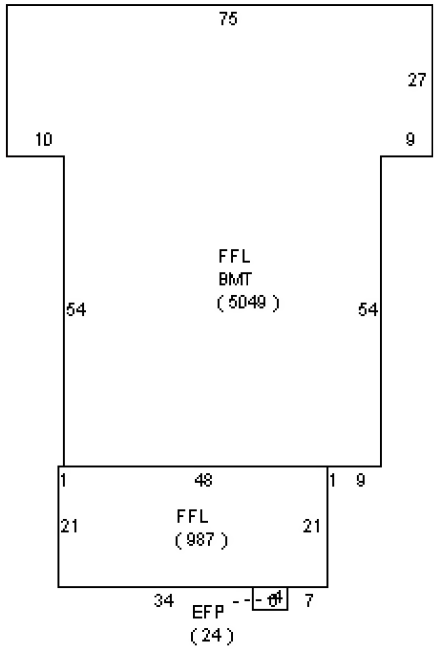
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	6,036	48.070	290,142
BMT	Basement	5,049	17.020	85,915
EFP	Enclos Porch	24	63.220	1,517
	Net Sketched Area:	11,109	Total:	377,574
Size Ad	6036	Gross Are	11109	FinArea 10580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FFB	90	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	58.16
Special Features:	0	Val/Su Net:	26.51
Final Total:	294500	Val/Su SzAd	48.79

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 053.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: